

REPORT TO THE BOARD OF SUPERVISORS

PLANNING AND ZONING HEARING DATE:

July 7, 2005

BOARD OF SUPERVISORS HEARING DATE:

August 10, 2005

CASE NO:

Z2004108

DISTRICT NO:

3

REQUEST:

Major Amendment to R-3 RUPD development standards

ACREAGE:

Approx. 25.8 acres

LOCATION:

Northwest corner of Gavilan Peak Pkwy. & Venture Dr. (in the Anthem area)

EXISTING ZONING:

R-3 RUPD

**SURROUNDING
ZONING:**

C-2 CUPD; R-2 RUPD

PROPOSED USE:

160-lot, 37-tract single-family residential subdivision

**CONFORMANCE WITH
ADOPTED PLANS:**

County Plan:

The County Comprehensive Plan refers to the Anthem Development Master Plan. The request is in concert with the approved Anthem Plan of Development.

City/Town Plan:

N/A

**MUNICIPAL
COMMENTS:**

The City of Phoenix did not respond to this request.

**SUPPORT/
OPPOSITION:**

The New River / Desert Hills Community Association has no objection to this request.

STAFF

RECOMMENDATION: **APPROVE** with stipulations

COMMISSION

RECOMMENDATION: **APPROVE** with staff recommended stipulations (by unanimous vote)